



ENGINEERING
SURVEYING
ENVIRONMENTAL
PLANNING

EVS, INC.
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SINGLE FAMILY SITE DEVELOPMENT SUMMARY

GROSS SITE =	39.59 AC
LESS WETLANDS =	1.68 AC
LESS BUFFERS =	0.46 AC
LESS POND =	2.16 AC
LESS POND BUFFER =	0.54 AC
NET SITE AREA =	34.74 AC

NUMBER OF LOTS =	64 LOT
PROPOSED DENSITY =	1.84 U/AC

LOT SUMMARY

MINIMUM LOT SIZE	11,400 SF
MINIMUM LOT WIDTH AT FSB	80 FT
MINIMUM LOT DEPTH	130 FT
SMALLEST LOT (LOT 18, BLK 4)	12,150 SF

SETBACKS

FRONT YARD	35 FT
SIDE YARD	6 & 10 FT
REAR YARD	30 FT
CORNER LOT	35 FT
MINIMUM WETLAND AND POND BUFFER	16.5 FT

ZONING

EXISTING ZONING	R-1 (SINGLE FAMILY RURAL)
PROPOSED ZONING	R-4 (SINGLE FAMILY URBAN)

CLIENT

SW Land LLC

PROJECT

Country Oaks North

LOCATION

Andover, MN

SHEET

Preliminary Plat

LEGAL DESCRIPTION

PARCEL A:

The Southwest Quarter of the Southeast Quarter of Section 11, Township 32, Range 24, Anoka County, Minnesota.

And

PARCEL B:

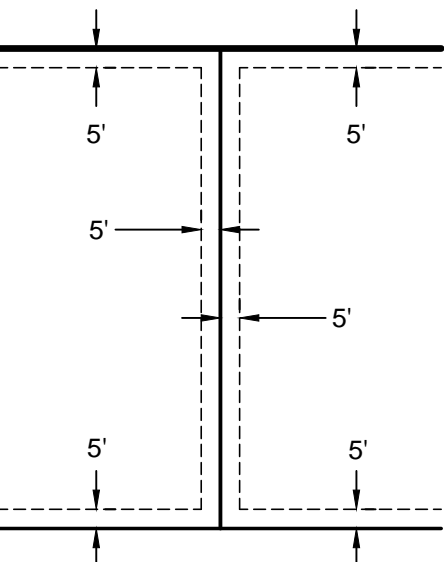
All that part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 32, Range 24, Anoka County, Minnesota lying westerly of the westerly right-of-way line of the Burlington Northern Railroad.

DEVELOPMENT NOTES

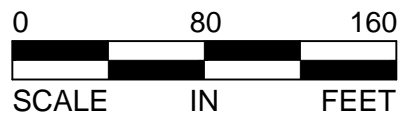
- STREET NAME SUBJECT TO APPROVAL BY CITY.
- DRAINAGE AND UTILITY, POND ACCESS, MANHOLE ACCESS AND TRAIL EASEMENTS SHALL BY PROVIDED AS REQUIRED ON FINAL PLAT.
- ALL DIMENSIONS ROUNDED TO THE NEAREST FOOT.

LEGEND

---	WL---	DELINEATED WETLAND
---	---	WETLAND BUFFER
XXXXXX	XXXXXX	VEHICLE MAINTENANCE ACCESS



DRAINAGE AND UTILITY
EASEMENT - TYPICAL



DATE REVISION

A	3/26/14	Initial Submittal
B	4/29/14	City Review 1
C	5/14/14	City Review 2
D	5/20/14	City Review 3
E	5/23/14	City Review 4

I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF
THE STATE OF MINNESOTA.

David Nash
DATE 3/26/2013
REGISTRATION NUMBER 21836

DRAWN BY	CHECKED BY
DMS - LCC	DJN
DATE	PROJECT #
5.23.2014	2013-048.1

SHEET NUMBER

C201